

**ZONING BOARD OF APPEALS
CITY OF WILLOUGHBY
PUBLIC HEARING
AGENDA
JULY 24, 2024**

*If you wish to attend in person: City of Willoughby (lower level), One Public Sq., Willoughby, OH 44094. If you wish to listen or watch only, download the Zoom App on your Smart Phone or Computer, and enter the meeting ID number or go to <https://zoom.us/join> and enter the meeting ID number 827 9819 5792. To listen only, please dial 1-312-626-6799 or 1-929-205-6099 and enter meeting ID number 827 9819 5792. Anyone wishing to send correspondence to the Board of Zoning Appeals to be read into record, please email to the secretary, Vicki Grinstead at vgrinstead@willoughbyohio.com. **The cut-off date for letters to the Board is the day before each meeting by 4:30 p.m.***

MINUTES

**June 12, 2024
June 26, 2024-Canceled
July 10, 2024-Canceled**

OLD BUSINESS

The Charlton Abbott
37903 Euclid Ave.

**Use Variance for
lounge/private event facility**

NOTICE OF NONCOMPLIANCE of Codified Ordinance 1145.03 Schedule of Permitted Uses, (5)(f) Assembly hall, meeting place, party center is not a permitted use in the Limited Residential Business District. The property is currently zoned Limited Residential Business District.

This item remains tabled

Asun Sathyanathan & Eliana Ramirez
2965 Steve Guard Ct.
(Rep.- Casey Sovey, Esq.)

Hedges within 25' of right-of-way

NOTICE OF VIOLATION of Codified Ordinance 1131.10(i)(2) in a required corner side yard abutting a secondary street, a fence, wall, or hedge shall comply with subsection 1131.10(i)(1) hereof which limits a fence, wall or hedge height to not more than 3' in height when located within 25' of the right-of-way. The property is currently zoned R-80 district.

NEW BUSINESS

Benjamin Capretta
3875 Harvard Dr.

Driveway expansion

NOTICE OF NONCOMPLIANCE of C.O. 1131.10(a) a driveway is permitted to be a minimum of 2' from a side lot line. The proposed driveway expansion results in a setback of 1' from the side lot line creating an encroachment of 1'. The property is currently zoned Residential R-60.

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Sean & Katherine Fritsche
5280 Harmony Lane
(Rep.- Sam D’Amico, The Great Garage Co.)

**Detached garage/accessory
building**

NOTICE OF NONCOMPLIANCE of Codified Ordinance Schedule 1131.10(d) Number and Area of Accessory Buildings, (2) the maximum area of detached accessory buildings shall not exceed 600 sq. ft. The plans submitted indicate the proposed garage would be 704 sq. ft. in area exceeding the allowable area by 104 sq. ft. The property is currently zoned Residential R-60.

Lacreme Event Studio
1356 Lost Nation Rd.
(Rep.- Kenya Thomas, Owner)

**Use variance for party/
event center**

NOTICE OF NONCOMPLIANCE of Codified Ordinance 1145.03 Schedule of Permitted Uses, (5)(f) Assembly hall, meeting place, party center is not a permitted use in the Retail Business District. The application indicates the proposed use of the property is an “event/private event center” which would include private parties such as baby showers, graduation parties etc. which are not permitted. The property is currently zoned Retail Business District.